



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**1.042**  
**1151.042**

June 17, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**SAN DIMAS ROAD YARD 112  
SAN DIMAS YARD (FLOOD)  
SALE OF SURPLUS PROPERTY - CITY OF SAN DIMAS  
APPROPRIATION ADJUSTMENT/ESTABLISH CAPITAL PROJECT  
APPROVE THE PURCHASE OF REAL PROPERTY  
SUPERVISORIAL DISTRICT 5  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER  
THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES  
COUNTY FLOOD CONTROL DISTRICT AND THE COUNTY OF LOS ANGELES:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Assessor's Parcel No. 8390-016-907, known as the San Dimas Road Yard No. 112 (84,243 square feet), located at 118 Pony Express Court in the City of San Dimas, to be excess.
3. Authorize the sale of this Road Parcel from the County of Los Angeles (County) to the Los Angeles County Flood Control District (District) for \$557,000.

4. Establish Capital Project No. 67929 for the San Dimas Yard Land Acquisition, and approve the total budget of \$557,000 to purchase the property.
5. Approve the acquisition of fee for the San Dimas Yard Land Acquisition for flood control purposes for \$557,000.
6. Instruct the Chairman to sign a Quitclaim Deed upon the later presentation of a deed to the Executive Officer of the Board and authorize its delivery to the Grantees.
7. Approve the enclosed Appropriation Adjustment in the amount of \$557,000 to establish an appropriation for Capital Project No. 67929 in the Fiscal Year 2003-04 Flood Control District Capital Project Budget.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the County to sell an improved parcel of surplus Road property to the District, which would utilize the property as a flood maintenance facility. The property is located at 118 Pony Express Court, in the City of San Dimas. The County acquired the fee title to the land, which served as a road maintenance yard, and the facility is no longer required for road maintenance purposes. The Road Maintenance staff and its operations in San Dimas vacated the San Dimas Road Yard when they were consolidated with their Glendora Road Maintenance Yard.

Flood maintenance activities have been increasing in the eastern portion of the County due to significant growth and development in the area. Approximately 11 miles of new storm drains and 20 debris retaining facilities were added over the last five years to the Department's flood maintenance responsibilities. With the increase in traffic, travel time has increased as well, translating into approximately 20 percent of an employee's day spent behind the wheel. A feasibility study conducted in October 2002 concluded that establishing a flood maintenance yard at this location would result in an annual estimated savings of over \$120,000 by transferring some personnel and equipment from the Irwindale Field office to the new yard.

The District has a need for a new maintenance yard in the east San Gabriel Valley due to the anticipated transfer of 30 to 40 flood control facilities and 30 miles of storm drains and channels in that region within the next five to seven years.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Service and Organizational Excellence by effectively maintaining the flood control facilities in the area while continuing the implementation of fiscal responsibility. The revenue from the sale will be used for road purposes.

### **FISCAL IMPACT/FINANCING**

The sale price of this parcel is \$557,000. Sufficient appropriation will be available in Fiscal Year 2003-04 to purchase this parcel following your Board's approval of the enclosed Appropriation Adjustment. The Appropriation Adjustment will transfer \$557,000 from the Fiscal Year 2003-04 Flood Control District Fund Budget (Services and Supplies) to Capital Project No. 67929, San Dimas Yard Land Acquisition.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The subject property is being sold under the authority granted to the County pursuant to Government Code Section 25365, which allows the sale of surplus real property to the District. Board approval is also required for acquisitions over \$25,000.

The Quitclaim Deed will be approved by County Counsel prior to its presentation to the Executive Officer of the Board for execution. The Quitclaim Deed will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from CEQA, as specified in Class 1(r) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15301 of State CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed opening of this yard for flood control maintenance will offset the increased workload in a cost efficient manner by reducing travel time, thus reducing trips, fuel, time spent on a job, and reduced wear and tear on equipment.

The Honorable Board of Supervisors  
June 17, 2004  
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**CONCLUSION**

This action is in both the County and District's interests. Please have an original and one duplicate Quitclaim Deed signed by the Chairman and acknowledged by the Executive Officer of the Board upon later presentation.

Please return one adopted copy of this letter and the enclosed Appropriation Adjustment to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office (Capital Projects/Debt Management)  
County Counsel

**REQUEST FOR APPROPRIATION ADJUSTMENT**  
**DEPARTMENT OF PUBLIC WORKS**

NO. 690

June 14, 2004

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO  
 ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR

ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

**FY 2003-04**  
**4-VOTE BUDGET ADJUSTMENT**

**SOURCES**

Services and Supplies (2000)  
 B07 - PW - 47000 - 2000 - \$557,000

**USES**

Fixed Assets - Land  
 B07 - PW - 67929 - 6006 - \$557,000

**JUSTIFICATION**

In accordance with the attached Board letter, this adjustment is necessary in order to finance the purchase of the San Dimas Road Yard No. 518 from the Road Fund. This yard is no longer required for Road Maintenance purposes for The County of Los Angeles.

PW No. 04-04



DONALD L. WOLFE, Assistant Director

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR--	ACTION	APPROVED AS REQUESTED	AS REVISED
	RECOMMENDATION		
AUDITOR-CONTROLLER BY		APPROVED (AS REVISED): BOARD OF SUPERVISORS	CHIEF ADMINISTRATIVE OFFICER
NO.		BY	DEPUTY COUNTY CLERK